


Apartment 2, Ballantine Square,  
Lisburn, County Down, BT27

**Offers in excess of: £195,000  
Leasehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

## Apartment 2, Ballantine Square, Lisburn, County Down, BT27

**Offers in excess of: £195,000 Leasehold**

Council Tax Band:

EPC Rating: B

Charming 2-bedroom ground floor apartment with resident parking in a peaceful neighbourhood. This property offers a spacious living area, modern kitchen, and a private garden. Close to local amenities and excellent transport links. Ideal for first-time buyers or investors looking for a great opportunity.

### Communal Entrance Hall

Lift to first and 2nd floors, panelling, intercom system.

### Inner Hallway

Storage cupboards, wood effect tiled flooring.

### Reception Hall

Wood effect tiled flooring

### Kitchen/ Living/ Dining Room

28'7" x 14'1" (8.7m x 4.3m)

Stunning fitted range of modern fitted high and low level units, laminate work top, Integrated gas hob and electric oven, washer dryer, fridge freezer and dishwasher, single drainer stainless steel sink unit, gas fired boiler. Open plan to living and dining areas. Wood effect tiled flooring.

### Bedroom 1

13'3" x 11'4" (4.04m x 3.45m)

### Bedroom 2

11'4" x 10'8" (3.45m x 3.25m)

### En-Suite

Separate shower cubicle with rain head drencher shower unit, part tiled walls, wash hand basin, low level WC, wall and floor tiling. Heated chrome towel rails and vanity units.

### Bathroom

A deluxe white suite comprising panelled bath, wash hand basin low level WC, wall and floor tiling. Heated chrome towel rails and vanity

unit.

### Car Parking and Other Notes

One designated parking space to rear with additional visitor parking spaces (x1 to rear and x4 at front).

Concealed bin storage and communal storage room ideal for bicycles

Audio visual door entry system.

Wired for alarm

10 year Global Home Warranty (with approx. 6.5 years remaining).

### Note To Purchasers

**CUSTOMER DUE DILIGENCE** As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and

operated under a Licence from Reeds Rains Limited.

All Measurements

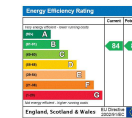
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 81.0 m<sup>2</sup> (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)